

MEMORANDUM

Agenda Item No. 11(A) (13)

TO: Honorable Chairwoman Rebeca Sosa
and Members, Board of County Commissioners

DATE: November 5, 2014

FROM: R. A. Cuevas, Jr.
County Attorney

SUBJECT: Resolution authorizing conveyance pursuant to Section 125.38, Florida Statutes, of five (5) single family home sites to Women in Need of Destiny, Inc., a 501(c)(3) not-for-profit, Florida corporation, for affordable housing development through the Miami-Dade Infill Housing Initiative Program at a price of ten dollars

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Commissioner Barbara J. Jordan.



R. A. Cuevas, Jr.
County Attorney

RAC/smm



MEMORANDUM

(Revised)

TO: Honorable Chairwoman Rebeca Sosa
and Members, Board of County Commissioners

DATE: November 5, 2014

FROM: 
R. A. Cuevas, Jr.
County Attorney

SUBJECT: Agenda Item No. 11(A)(13)

Please note any items checked.

- ☐ "3-Day Rule" for committees applicable if raised
- ☐ 6 weeks required between first reading and public hearing
- ☐ 4 weeks notification to municipal officials required prior to public hearing
- ☐ Decreases revenues or increases expenditures without balancing budget
- ☐ Budget required
- ☐ Statement of fiscal impact required
- ☐ Ordinance creating a new board requires detailed County Mayor's report for public hearing
- ☐ No committee review
- ☐ Applicable legislation requires more than a majority vote (i.e., 2/3's ____, 3/5's ____, unanimous ____) to approve
- ☐ Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 11(A)(13)

11-5-14

RESOLUTION NO. _____

RESOLUTION AUTHORIZING CONVEYANCE PURSUANT TO SECTION 125.38, FLORIDA STATUTES, OF FIVE (5) SINGLE FAMILY HOME SITES TO WOMEN IN NEED OF DESTINY, INC., A 501(C)(3) NOT-FOR-PROFIT, FLORIDA CORPORATION, FOR AFFORDABLE HOUSING DEVELOPMENT THROUGH THE MIAMI-DADE INFILL HOUSING INITIATIVE PROGRAM AT A PRICE OF TEN DOLLARS (\$10.00); AUTHORIZING THE WAIVER OF IMPLEMENTING ORDER 3-44 AS IT RELATES TO THE SECTION ENTITLED AVAILABILITY OF COUNTY PROPERTY; AUTHORIZING THE WAIVER OF ADMINISTRATIVE ORDER 8-4; DIRECTING COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO ENSURE PLACEMENT OF APPROPRIATE SIGNAGE; AUTHORIZING THE CHAIRPERSON OF THE BOARD OF COUNTY COMMISSIONERS TO EXECUTE A COUNTY DEED; AUTHORIZING THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE TO TAKE ALL ACTION NECESSARY TO ENFORCE THE PROVISIONS SET FORTH IN THE COUNTY DEED; AND DIRECTING THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE TO COMPLY WITH THE REQUIREMENTS OF RESOLUTION NO. R-974-09

WHEREAS, Women in Need of Destiny, Inc. ("Developer"), a 501(c)(3) not-for-profit Florida corporation, was incorporated in 2010 to empower women, to build confidence and self-esteem, and to provide motivation to achieve educational goals; and

WHEREAS, the Developer serves as a mentor to young women in career and educational development and trains inmates in local correctional facilities who are preparing to transition into society upon release; and

WHEREAS, the Developer submitted an application to this Board, dated July 2, 2014, a copy of which is attached hereto as Attachment A, requesting the County convey five (5) single family home sites located in District 1 through the Miami-Dade Infill Housing Initiative Program

("Infill Program") for development of housing for qualified very-low, low- and-moderate income families; and

WHEREAS, the Developer intends to partner with Palmetto Homes of Miami, Inc., to construct the single family homes; and

WHEREAS, the Board has reviewed and is satisfied with the information regarding the Properties, which is attached hereto as Attachment D and incorporated by reference; and

WHEREAS, the proposed conveyance has been and is the subject of continuous and ongoing negotiations with the District 1 Commissioner's Office, the County Attorney's Office and Public Housing and Community Development; and

WHEREAS, this Board is satisfied that said properties is required for affordable housing development through the Infill Program and is not needed for County purposes; and

WHEREAS, this Board finds that pursuant to Section 125.38 of the Florida Statutes the conveyance of said property to the Developer would promote community interest and welfare and serves the best interest of the County,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that:

Section 1. The foregoing recitals are incorporated in this resolution and are approved.

Section 2. This Board hereby approves the conveyance of five (5) single family home sites, legally described in Attachments B and C, to the Developer for affordable housing development through the Infill Program at a price of ten dollars (\$10.00) pursuant to Section 125.38, Florida Statutes and Sections 17-121, et seq. of the Code of Miami-Dade County.

Section 3. This Board hereby approves the waiver of Implementing Order 3-44 as it relates to the Section entitled "Availability of County Property".

Section 4. This Board hereby approves the waiver of Administrative Order 8-4.

Section 5. This Board directs the County Mayor or the County Mayor's designee to ensure that proper signage is placed on properties identifying the County's name and the name of the district commissioner.

Section 6. Pursuant to Section 125.411, Florida Statutes, this Board authorizes the Chairperson to execute a County Deed, in substantially the form attached hereto and made a part hereof as Attachment B.

Section 7. The Board authorizes the County Mayor or the County Mayor's designee to take all actions necessary to enforce the provisions set forth in the County Deed.

Section 8. The Board directs the County Mayor or the County Mayor's designee, pursuant to Resolution No. R-974-09, shall record in the public record all deeds, covenants, reverters and mortgages creating or reserving a real property interest in favor of the County and shall provide a copy of such recorded instruments to the Clerk of the Board within thirty (30) days of execution and final acceptance. The Board directs the Clerk of the Board, pursuant to Resolution No. R-974-09, to attach and permanently store a recorded copy of any instrument provided in accordance herewith together with this resolution.

The Prime Sponsor of the foregoing resolution is Commissioner Barbara J. Jordan. It was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____ and upon being put to a vote, the vote was as follows:

Rebeca Sosa, Chairwoman
Lynda Bell, Vice Chair

Bruno A. Barreiro
Jose "Pepe" Diaz
Sally A. Heyman
Jean Monestime
Sen. Javier D. Souto
Juan C. Zapata

Esteban L. Bovo, Jr.
Audrey M. Edmonson
Barbara J. Jordan
Dennis C. Moss
Xavier L. Suarez

The Chairperson thereupon declared the resolution duly passed and adopted this 5th day of November, 2014. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.



Terrence A. Smith

WOMEN IN NEED OF DESTINY

July 2, 2014

The Honorable Barbara Jordan
Commissioner, District 1
Miami-Dade County
Miami, Florida

Dear Commissioner Jordan,

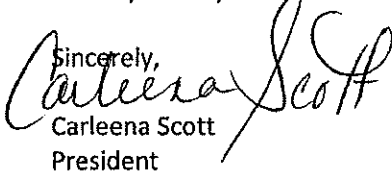
Women in Need of Destiny, Inc. ("WIND") requests that the following properties be conveyed to the organization for the purpose of building affordable housing for low- to moderate-income home buyers:

- | | |
|---------------------|---------------------------------------|
| 1. 34-2117-004-4020 | 16301 NW 37 th Ct. |
| 2. 34-2117-005-0020 | 16332 NW 40 th Ct. |
| 3. 34-2115-005-0050 | About 1937 NW 155 th St. |
| 4. 34-2115-008-1100 | About 2291 NW 152 nd Terr. |
| 5. 34-2117-004-3090 | About 15695 NW 38 th Ct. |

WIND is a non-profit organization founded in October 2010 to empower women to realize their maximum potential. WIND will partner with Palmetto Homes of Miami, Inc. to fund and develop these properties enabling low- to moderate-income families to enjoy decent, affordable places to live while building wealth through homeownership.

Palmetto Homes of Miami which has extensive experience in building affordable housing in Miami-Dade. As with previous projects that Palmetto Homes has built, these homes will meet Florida Building Green Certification standards. No construction financing from the County will be required. The sales price for the homes will not exceed the County's maximum price which is currently \$175,000. House plans for the proposed homes are attached.

Thank you for your consideration.

Sincerely,

Carleena Scott
President

Cc: Ario Lundy, President, Palmetto Homes of Miami

4952 NW 7th Street, Miami, Florida, 33127 786.277.0312

Instrument prepared by:
 Terrence A. Smith
 Assistant County Attorney
 County Attorney Office
 111 NW 1st Street, Suite 2810
 Miami, Florida 33128

Folio Nos.: See Exhibit "A" attached.

COUNTY DEED

THIS DEED, made this ____ day of _____, 2014 AD. by **MIAMI-DADE COUNTY, a Political Subdivision of the State of Florida**, (hereinafter "Party of the First Part"), whose address is: Stephen P. Clark Center, 111 N.W. 1 Street, Miami, Florida 33128-1963, and **WOMEN IN NEED OF DESTINY, INC. Florida Not-for-profit corporation and 501(c)(3) corporation**, (hereinafter "Party of the Second Part"), whose address is 1801 NW 186th Street, Miami, Florida 33056.

WITNESSETH:

That the said Party of the First Part, for and in consideration of the sum of Ten Dollars and No/100 (\$10.00) to it in hand paid by the Party of the Second Part, receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Party of the Second Part, his/her heirs and assigns forever, the following described land lying and being in Miami-Dade County, Florida (hereinafter the "Property"):

As legally described in Exhibit "A" attached hereto and made a part hereof

THIS CONVEYANCE IS SUBJECT TO all zoning, rules, regulations and ordinances and other prohibitions imposed by any governmental authority with jurisdiction over the Property; existing public purpose utility and government easements and rights of way and other matters of record; taxes for the year of closing and subsequent years and the following restrictions:

1. That the Property shall be developed with affordable housing, as defined by and in accordance with the requirements of the Infill Housing Initiative Program established in Sections 17-121 through 128 of the Code of Miami-Dade County and the Miami-Dade County's Infill Housing Initiative Guidelines. In the event Party of the Second Part fails to develop the home in accordance with the Infill Housing Initiative Guidelines, title shall automatically revert to the Party of the First Part as a matter of law and pursuant to this reverter clause.
2. That the Property shall be developed with affordable housing within one (1) year of the recording of this deed, as evidenced by the issuance of a final Certificate of Occupancy. In the event Party of the Second Part fails to complete the construction of the home(s) within one (1) year from the date of this deed, title shall automatically revert to the Party of the First Part as a matter of law and pursuant to this reverter. Notwithstanding, Party of the

First Part may, in its sole discretion, waive this reverter condition upon Party of the First Part finding it necessary to extend the time frame in which Party of the Second Part must complete the home. Such waiver by Party of the First Part, to be effective must (i) be given prior to the event of the reverter and (ii) shall be evidenced by the preparation of a letter executed by the County Mayor or the County Mayor's designee giving such waiver and specifying the new time frame in which Party of the Second Part must complete the home. The letter by Party of the First Part shall be conclusive evidence upon which any party may rely that the condition of the reverter has been extended to such date as specified in said waiver. If no waiver is recorded and a certificate of occupancy is not issued within (1) year from the date of this deed, any party may rely upon the fact that the reverter has occurred and that title has reverted to Party of the First Part.

3. That the affordable housing developed on the Property shall be sold to a qualified household, as defined in Sections 17-122(n) of the Code of Miami-Dade County but under no circumstances shall the sales price of the home exceed One Hundred and Seventy-Five Thousand and 00/100 (\$175,000.00). In the event Party of the Second Part fails to sell the home to a qualified household or sells the home above One Hundred and Seventy-Five Thousand and 00/100 (\$175,000.00), title shall automatically revert to the Party of the First Part as a matter of law and pursuant to this reverter clause, and by such reverter to the Party of the First Part, Party of the Second Part shall forfeit all monetary investments and improvements without any compensation or right to compensation whatsoever.

Party of the Second Part shall require that the qualified household purchasing the eligible home execute and record simultaneously with the deed of conveyance from the developer to the qualified household the County's "Affordable Housing Restrictive Covenant;" and include the following language in the deed of conveyance:

"This Property is subject to an "Affordable Housing Restrictive Covenant" recorded simultaneously herewith, which states that the Property shall remain affordable during the "Control Period." The "Control Period" commences on the initial sale date of the eligible home, which is the date the deed is recorded transferring title from the developer to the first qualified household, and resets automatically every twenty (20) years for a maximum of sixty (60) years. In the event Grantee wishes to sell or refinance the home during the Control Period, Grantee shall obtain prior written approval from the County. Any such sale, transfer or conveyance, shall only be to a qualified household as defined in Section 17-122(n) of the Miami-Dade County Code at or below the maximum sales price as calculated in the restrictive covenant. Should Grantee own this home for twenty consecutive years, Grantee shall automatically be released from the Affordable Housing Restrictive Covenant."

Party of the Second Part (or Successor in Interest), shall pay real estate taxes and assessments on the Property or any part thereof when due. Party of the Second Part shall not suffer any levy or attachment to be made, or any material or mechanic's lien, or any

unauthorized encumbrance or lien to attach, provided, however, that Party of the Second Part may encumber the Property with:

- a) Any mortgage(s) in favor of any institutional lender for the purpose of financing any hard costs or soft costs relating to the construction of the single family home in an amount(s) not to exceed the value of the Improvements as determined by an appraiser; and
- b) Any mortgage(s) in favor of any institutional lender refinancing any mortgage of the character described in clause a) hereof; in an amount(s) not to exceed the value of the Improvements as determined by an appraiser.

The recordation, together with any mortgage purporting to meet the requirements of clauses (a) or (b) above, of a statement of value by a Member of the American Institute of Real Estate Appraisers (MAI), (or member of any similar or successor organization), stating the value of the single family home is equal to or greater than the amount of such mortgages(s), shall constitute conclusive evidence that such mortgage meets such requirements, and that the right of any reverter hereunder shall be subject to and limited by, and shall not defeat, render invalid, or limit in any way, the lien of such mortgage. For purposes of this paragraph an "institutional lender" shall mean any bank, savings and loan association, insurance company, foundation or other charitable entity, real estate or mortgage investment trust, pension funds, the Federal National Mortgage Association, agency of the United States Government or other governmental agency. In any event, the term "Institutional lender" shall be deemed to include Miami-Dade County and its respective successors and assigns.

Upon receiving proof of compliance with all the deed restrictions listed above, the Party of the First Part shall furnish the Party of the Second Part an appropriate instrument acknowledging satisfaction with all deed restrictions listed above. Such satisfaction of deed restrictions shall be in a form recordable in the Office of the Clerk of the Circuit Court of Miami-Dade County, Florida.

In the event the Party of the Second Part, its successors or assigns, shall violate or otherwise fail to comply with any of the restrictions and covenants set forth herein, the Party of the Second Part, its successors or assigns, shall correct or cure the default/violation within (30) days of notification of the default by the Party of the First Part. If the party of the Second Part, its successors or assigns, fails to remedy the default within thirty (30) days, the Party of the First Part shall have the right to re-enter and take possession of the Property and to terminate and revest in the Party of the First Part the estate conveyed by this Deed to the Party of the Second Part, its successors or assigns, and by such reverter to the Party of the First Part, the Party of the Second Part shall forfeit all monetary investments and improvements without any compensation or right to compensation whatsoever; provided, that any such right of re-entry shall always be subjected to and limited by, and shall not defeat, render invalid, or limit any way the lien of any valid mortgage or Deed of Trust permitted by this Deed.

This grant conveys only the interest of the Miami-Dade County and its Board of County Commissioners in the Property herein described and shall not be deemed to warrant the title or to represent any state of facts concerning the same.

IN WITNESS WHEREOF the said Party of the First Part has caused these presents to be executed in its name by its Board of County Commissioners acting by the Mayor of said Board, the day and year aforesaid.

(OFFICIAL SEAL)

ATTEST:

HARVEY RUVIN, CLERK

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

By: _____
Deputy Clerk

By: _____
Rebeca Sosa, Chairperson

Approved for legal sufficiency:

By: _____
Terrence A. Smith
Assistant County Attorney

The foregoing was authorized by **Resolution No.** _____ approved by the Board of County Commissioners of Miami-Dade County, Florida, on the _____ day of _____, 2014.

EXHIBIT "A"

LEGAL DESCRIPTIONS

Folio Nos.	
34-2117-004-4020	VENETIAN GARDENS REV PB 31-37, S60FT OF W1/2 TR 87
34-2117-005-0020	VENETIAN GARDENS PB 17-37 LOT 26 BLK 9
34-2115-005-0050	1ST ADD TO MAGNOLIA SUB PB 44-16 LOT 5 LESS N10FT BLK 1
34-2115-008-1100	ELEANOR PARK PB 45-91 LOT 11 BLK 7
34-2117-004-3090	VENETIAN GARDENS REV PB 31-37, N80FT OF W120FT OF TR 78

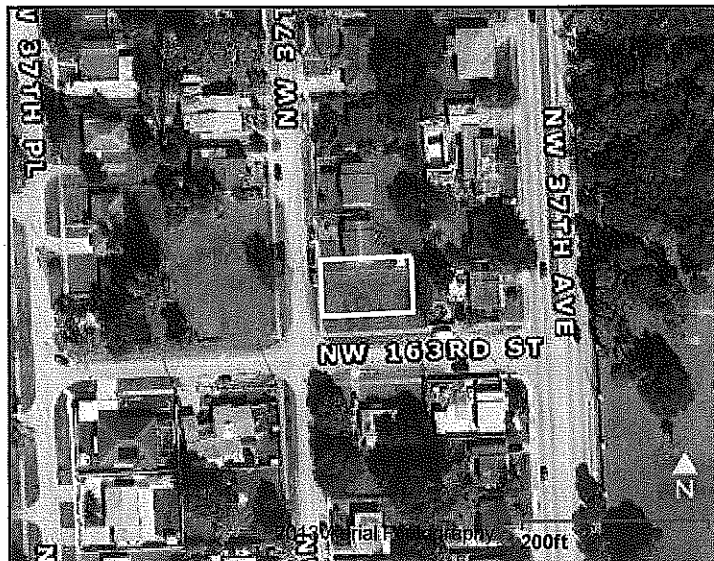


OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 7/22/2014

Property Information	
Folio:	34-2117-004-4020
Property Address:	
Owner	MIAMI-DADE COUNTY GSA R/EMGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128-1929
Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	8080 VACANT GOVERNMENTAL : VACANT LAND - GOVERNMENTAL
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	6,420 Sq.Ft
Year Built	0



Assessment Information			
Year	2014	2013	2012
Land Value	\$16,110	\$14,768	\$11,814
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$16,110	\$14,768	\$11,814
Assessed Value	\$14,294	\$12,995	\$11,814

Benefits Information				
Benefit	Type	2014	2013	2012
Non-Homestead Cap	Assessment Reduction	\$1,816	\$1,773	
County	Exemption	\$14,294	\$12,995	\$11,814
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Taxable Value Information			
	2014	2013	2012
County			
Exemption Value	\$14,294	\$12,995	\$11,814
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$16,110	\$14,768	\$11,814
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$14,294	\$12,995	\$11,814
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$14,294	\$12,995	\$11,814
Taxable Value	\$0	\$0	\$0

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp> (<http://www.miamidade.gov/info/disclaimer.asp>)

Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 7/22/2014

Property Information

Folio: 34-2117-004-4020

Property Address:

Roll Year 2014 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	R-1	0100	Front Ft.	60.00	\$16,110

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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OFFICE OF THE PROPERTY APPRAISER

Generated On : 7/22/2014

Property Information

Folio: 34-2117-004-4020

Property Address:

Roll Year 2013 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	R-1	0100	Front Ft.	60.00	\$16,110

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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OFFICE OF THE PROPERTY APPRAISER

Generated On : 7/22/2014

Property Information

Folio: 34-2117-004-4020

Property Address:

Roll Year 2012 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	R-1	0100	Front Ft.	60.00	\$16,110

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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OFFICE OF THE PROPERTY APPRAISER

Generated On : 7/22/2014

Property Information

Folio: 34-2117-004-4020

Property Address:

Full Legal Description
VENETIAN GARDENS REV PB 31-37
S60FT OF W1/2 TR 87
LOT SIZE 60.000 X 107
OR 19107-4009 0500 3
F/A/U 30-2117-004-4020

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
10/01/1973	\$2,100	00000-00000	2008 and prior year sales; Qual by exam of deed

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OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 7/22/2014

Property Information	
Folio:	34-2117-005-0020
Property Address:	
Owner	MIAMI DADE COUNTY GSA
Mailing Address	111 NW 1 ST # 2460 MIAMI, FL 33128
Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	8080 VACANT GOVERNMENTAL : VACANT LAND - GOVERNMENTAL
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	4,280 Sq.Ft
Year Built	0



Assessment Information			
Year	2014	2013	2012
Land Value	\$10,203	\$9,308	\$7,518
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$10,203	\$9,308	\$7,518
Assessed Value	\$9,095	\$8,269	\$7,518

Benefits Information				
Benefit	Type	2014	2013	2012
Non-Homestead Cap	Assessment Reduction	\$1,108	\$1,039	
County	Exemption	\$9,095	\$8,269	\$7,518
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Taxable Value Information			
	2014	2013	2012
County			
Exemption Value	\$9,095	\$8,269	\$7,518
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$10,203	\$9,308	\$7,518
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$9,095	\$8,269	\$7,518
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$9,095	\$8,269	\$7,518
Taxable Value	\$0	\$0	\$0

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OFFICE OF THE PROPERTY APPRAISER

Generated On : 7/22/2014

Property Information

Folio: 34-2117-005-0020

Property Address:

Roll Year 2014 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	R-1	0100	Front Ft.	40.00	\$10,203

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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OFFICE OF THE PROPERTY APPRAISER

Generated On : 7/22/2014

Property Information

Folio: 34-2117-005-0020

Property Address:

Roll Year 2013 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	R-1	0100	Front Ft.	40.00	\$10,203

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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Generated On : 7/22/2014

Property Information

Folio: 34-2117-005-0020

Property Address:

Roll Year 2012 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	R-1	0100	Front Ft.	40.00	\$10,203

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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OFFICE OF THE PROPERTY APPRAISER

Generated On : 7/22/2014

Property Information

Folio: 34-2117-005-0020

Property Address:

Full Legal Description
VENETIAN GARDENS PB 17-37
LOT 26 BLK 9
LOT SIZE 40.000 X 107
93 A01310 0794
F/A/U 30 2117 005 0020
OR 26573 - 2199 09 2008 4

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
05/01/2007	\$0	25703-2413	Qual by exam of deed
09/01/1991	\$0	00000-00000	Qual by exam of deed
10/01/1990	\$0	14755-1824	Qual by exam of deed
06/01/1990	\$0	14596-1774	Qual by exam of deed
05/01/1988	\$0	13685-3406	Qual by exam of deed

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Version:



OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 7/22/2014

Property Information	
Folio:	34-2115-005-0050
Property Address:	
Owner	MIAMI-DADE COUNTY GSA R/E MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128-1929
Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	8080 VACANT GOVERNMENTAL : VACANT LAND - GOVERNMENTAL
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	4,950 Sq.Ft
Year Built	0



Assessment Information			
Year	2014	2013	2012
Land Value	\$9,884	\$9,884	\$10,782
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$9,884	\$9,884	\$10,782
Assessed Value	\$9,884	\$9,884	\$10,782

Benefits Information				
Benefit	Type	2014	2013	2012
County	Exemption	\$9,884	\$9,884	\$10,782

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Taxable Value Information			
	2014	2013	2012
County			
Exemption Value	\$9,884	\$9,884	\$10,782
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$9,884	\$9,884	\$10,782
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$9,884	\$9,884	\$10,782
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$9,884	\$9,884	\$10,782
Taxable Value	\$0	\$0	\$0

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 7/22/2014

Property Information

Folio: 34-2115-005-0050

Property Address:

Roll Year 2014 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	R-1	0100	Front Ft.	50.00	\$9,884

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 7/22/2014

Property Information

Folio: 34-2115-005-0050

Property Address:

Roll Year 2013 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	R-1	0100	Front Ft.	50.00	\$9,884

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 7/22/2014

Property Information

Folio: 34-2115-005-0050

Property Address:

Roll Year 2012 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	R-1	0100	Front Ft.	50.00	\$9,884

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 7/22/2014

Property Information

Folio: 34-2115-005-0050

Property Address:

Full Legal Description
1ST ADD TO MAGNOLIA SUB PB 44-16
LOT 5 LESS N10FT BLK 1
LOT SIZE SITE VALUE
OR 19755-1222 0601 3
F/A/U 30-2115-005-0050

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
01/01/1990	\$0	00000-00000	Qual by exam of deed
08/01/1974	\$4,100	00000-00000	2008 and prior year sales; Qual by exam of deed
12/01/1973	\$2,100	00000-00000	2008 and prior year sales; Qual by exam of deed

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Version:



OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 7/22/2014

Property Information	
Folio:	34-2115-008-1100
Property Address:	
Owner	MIAMI-DADE COUNTY GSA R/E MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128-1929
Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	8080 VACANT GOVERNMENTAL : VACANT LAND - GOVERNMENTAL
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	6,500 Sq.Ft
Year Built	0



Assessment Information			
Year	2014	2013	2012
Land Value	\$12,945	\$12,945	\$10,827
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$12,945	\$12,945	\$10,827
Assessed Value	\$12,945	\$11,909	\$10,827

Benefits Information				
Benefit	Type	2014	2013	2012
Non-Homestead Cap	Assessment Reduction		\$1,036	
County	Exemption	\$12,945	\$11,909	\$10,827

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Taxable Value Information			
	2014	2013	2012
County			
Exemption Value	\$12,945	\$11,909	\$10,827
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$12,945	\$12,945	\$10,827
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$12,945	\$11,909	\$10,827
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$12,945	\$11,909	\$10,827
Taxable Value	\$0	\$0	\$0

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 7/22/2014

Property Information

Folio: 34-2115-008-1100

Property Address:

Roll Year 2014 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	R-1	0100	Front Ft.	65.00	\$12,945

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 7/22/2014

Property Information

Folio: 34-2115-008-1100

Property Address:

Roll Year 2013 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	R-1	0100	Front Ft.	65.00	\$12,945

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 7/22/2014

Property Information

Folio: 34-2115-008-1100

Property Address:

Roll Year 2012 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	R-1	0100	Front Ft.	65.00	\$12,945

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 7/22/2014

Property Information

Folio: 34-2115-008-1100

Property Address:

Full Legal Description

ELEANOR PARK PB 45-91

LOT 11 BLK 7

LOT SIZE SITE VALUE

F/A/U 30-2115-008-1100

OR 22032-0487 0204 3

Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
01/01/1975	\$15,300	00000-00000	Qual by exam of deed
11/01/1974	\$17,400	00000-00000	2008 and prior year sales; Qual by exam of deed

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Version:



OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 7/22/2014

Property Information	
Folio:	34-2117-004-3090
Property Address:	
Owner	MIAMI DADE COUNTY GSA
Mailing Address	111 NW 1 ST # 2460 MAMI, FL 33128
Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	8080 VACANT GOVERNMENTAL : VACANT LAND - GOVERNMENTAL
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	9,600 Sq.Ft
Year Built	0



Assessment Information			
Year	2014	2013	2012
Land Value	\$23,328	\$21,384	\$17,107
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$23,328	\$21,384	\$17,107
Assessed Value	\$20,698	\$18,817	\$17,107

Benefits Information				
Benefit	Type	2014	2013	2012
Non-Homestead Cap	Assessment Reduction	\$2,630	\$2,567	
County	Exemption	\$20,698	\$18,817	\$17,107
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Taxable Value Information			
	2014	2013	2012
County			
Exemption Value	\$20,698	\$18,817	\$17,107
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$23,328	\$21,384	\$17,107
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$20,698	\$18,817	\$17,107
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$20,698	\$18,817	\$17,107
Taxable Value	\$0	\$0	\$0

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 7/22/2014

Property Information

Folio: 34-2117-004-3090

Property Address:

Roll Year 2014 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	R-1	0100	Front Ft.	80.00	\$23,328

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 7/22/2014

Property Information

Folio: 34-2117-004-3090

Property Address:

Roll Year 2013 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	R-1	0100	Front Ft.	80.00	\$23,328

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 7/22/2014

Property Information

Folio: 34-2117-004-3090

Property Address:

Roll Year 2012 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	R-1	0100	Front Ft.	80.00	\$23,328

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 7/22/2014

Property Information

Folio: 34-2117-004-3090

Property Address:

Full Legal Description

17 52 41 .22 AC

VENETIAN GARDENS REV PB 31-37

N80FT OF W120FT OF TR 78

LOT SIZE 80.000 X 120

F/A/U 30 3117 004 3090

OR 26573 - 2199 09 2008 4

Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
05/01/2007	\$0	25703-2407	Qual by exam of deed
05/01/2007	\$0	00000-00000	Qual by exam of deed
09/01/1974	\$5,000	00000-00000	2008 and prior year sales; Qual by exam of deed

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Version:

ATTACHMENT D

INFORMATION REQUIRED BY RESOLUTION NO. R-376-11

	Folio	Address	District	Available to Convey	Legal Description	County Deed	CDBG Funds	2014 Assessment Value	Annual County Maintenance Cost
1	34-2117-004-4020	16301 NW 37th Ct.	1	Yes	VENETIAN GARDENS REV PB 31-37 S60FT OF W1/2 TR 87	Tax Deed 5/5/2000	No	\$14,294	\$ 444.00
2	34-2117-005-0020	16332 NW 40th Ct.	1	Yes	VENETIAN GARDENS PB 17-37 LOT 26 BLK 9	QC From Fortex who reverted lot to County 9/16/2008	No	\$9,095	\$ 296.00
3	34-2115-005-0050	approx. 1937 NW 155th St.	1	Yes	1st ADD TO MAGNOLIA SUB PB 44-16 LOT 5 LESS N10FT BLK 1	Tax Deed 6/21/2001	No	\$9,884	\$ 342.00
4	34-2115-008-1100	approx. 2291 NW 152nd Terr.	1	Yes	ELEANOR PARK PB 45-91 LOT 11 BLK 7	Tax Deed 2/2/2004	No	\$12,945	\$ 450.00
5	34-2117-004-3090	approx. 15695 NW 38th Ct.	1	Yes	VENETIAN GARDENS REV PB 31-37 N80 FT OF W120FT OF TR 78	QC From Fortex who reverted lot to County 9/16/2008	No	\$20,698	\$ 664.00

Total Assessment Value

\$66,916

Notes: Recipient terms, duties and responsibilities; develop affordable housing within one year; sale of the home not to exceed \$175,000; property is subject to an "Affordable Housing Restrictive Covenant" for a minimum of 20 years; Subject to reverter provisions; and in accordance with the County Deed and infill Housing Program Guidelines.